KELLY RESIDENCE
2022 RENOVATIONS

79 ELIZABETH STREET
ELLICOTTVILLE NEW YORK 14731

LOCATION

LEGEND

MATERIAL DESIGNATIONS:

ELEVATION

- CONCRETE/PLASTER
- CERAMIC TILE
- GLAZING
- BRICK
- RUNNING BOND MASONRY
- STACK BOND MASONRY
- STONE

PLAN/SECTION

- EARTH FILL
- ROCK
- GRANULAR FILL
- LIGHTWEIGHT CONCRETE
- STRUCTURAL CONCRETE
- BRICK
- CONCRETE BLOCK
- CUT STONE
- TILE ON CONCRETE
- MARBLE
- TERRAZZO
- CERAMIC/QUARRY TILE
- BOARD/RIGID INSULATION
- WOOD BLOCKING
- FINISHED WOOD
- PLYWOOD – LARGE SCALE
- PLYWOOD – SMALL SCALE
- METAL – LARGE SCALE
- METAL – SMALL SCALE
- SHEATHING
- GYP. BD./PLASTER BD.
- ACOUSTICAL CEILING TILE
- CARPET
- METAL STUDS
- LOOSE FILL/BATT INSULATION

ARCHITECTURAL SYMBOLS

- SECTION: SECTION LETTER / SHEET NUMBER
- DETAIL: DETAIL NUMBER / SHEET NUMBER
- DOOR NUMBER
- WINDOW TYPE
- COLUMN GRID
- CENTER LINE
- EXISTING CONTOUR LINE
- GRAPHIC SCALE
- ROOF SLOPE INDICATION
- BRACING
- EXIT LIGHT GRILLE
- EXTERIOR ELEVATION: ELEVATION LETTER / SHEET NUMBER
- INTERIOR ELEVATION: ELEVATION LETTER / SHEET NUMBER
- ROOM NUMBER
- ELEVATION TAG
- SPOT ELEVATION
- REVISION
- PROPERTY LINE
- NEW CONTOUR LINE
- NORTH DESIGNATION
- FIRE EXTINGUISHER
- EMERGENCY LIGHT WALL MOUNTED
- CARBON MONOXIDE DETECTOR SHALL BE WIRED INTO 110v CIRCUIT.
- SMOKE DETECTOR SHALL BE WIRED INTO 110v CIRCUIT. AND IN ADDITION TO THESE SHOWN ATLEAST ONE IS REQUIRED ON EVERY FLOOR.
- MECHANICAL VENTILATION REQUIRED.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
CS	COVER SHEET
C101	SITE PLAN
A101	EXISTING FLOOR PLAN
A102	PROPOSED SECOND FLOOR PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A301	CROSS SECTION
S101	FOUNDATION PLAN

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COVER SHEET

DOCUMENT STATUS
DATE: 11-30-2022
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RESIDENTIAL DESIGN FOR
KELLY RESIDENCE
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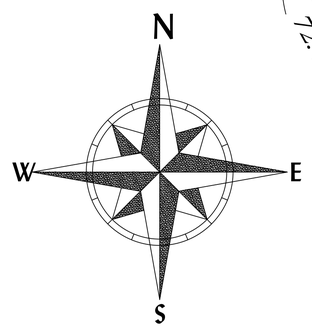
REVISION DATE:	DRAWN BY: ABT
DATE: 01-12-2023	REVIEWED BY:
DRAWING NO: CS	

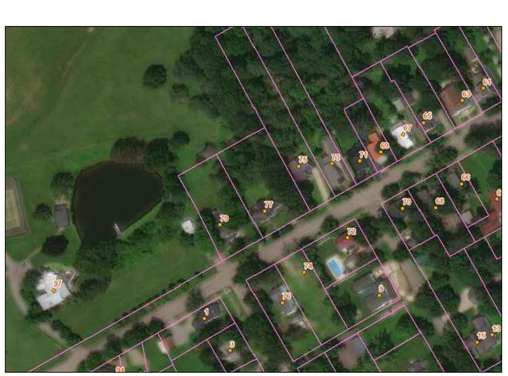
VILLAGE RESIDENTIAL ZONING - (VR)	
LOT SIZE	AS PLATTED
MINIMUM BUILDING SIZE	1000 SF
SIDE YARD	10',30 TOTAL
FRONT YARD	25'-
REAR YARD	35'
ACCESSORY BUILDING	1'
OPEN SPACE	40%
BUILDING HEIGHT	28', min1.5 STORIES



NOTE: BEFORE DIGGING NOTIFY - DIG SAFELY NEW YORK 1-800-962-7962

NOTE:
THIS MAP IS NOT A LEGAL SURVEY AND IS NOT INTENDED AS SUCH. BUILDING STAKE OUT SHOULD BE BASED ON THE LABELED DIMENSIONS AND AN ACCURATE INSTRUMENT SURVEY.

TAKEN FROM BOANDARY SURVEY BY FREEMAN & FREEMAN LICENSED LAND SURVEYOR



SITE PLAN

SCALE:1"=10'

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SITE PLAN

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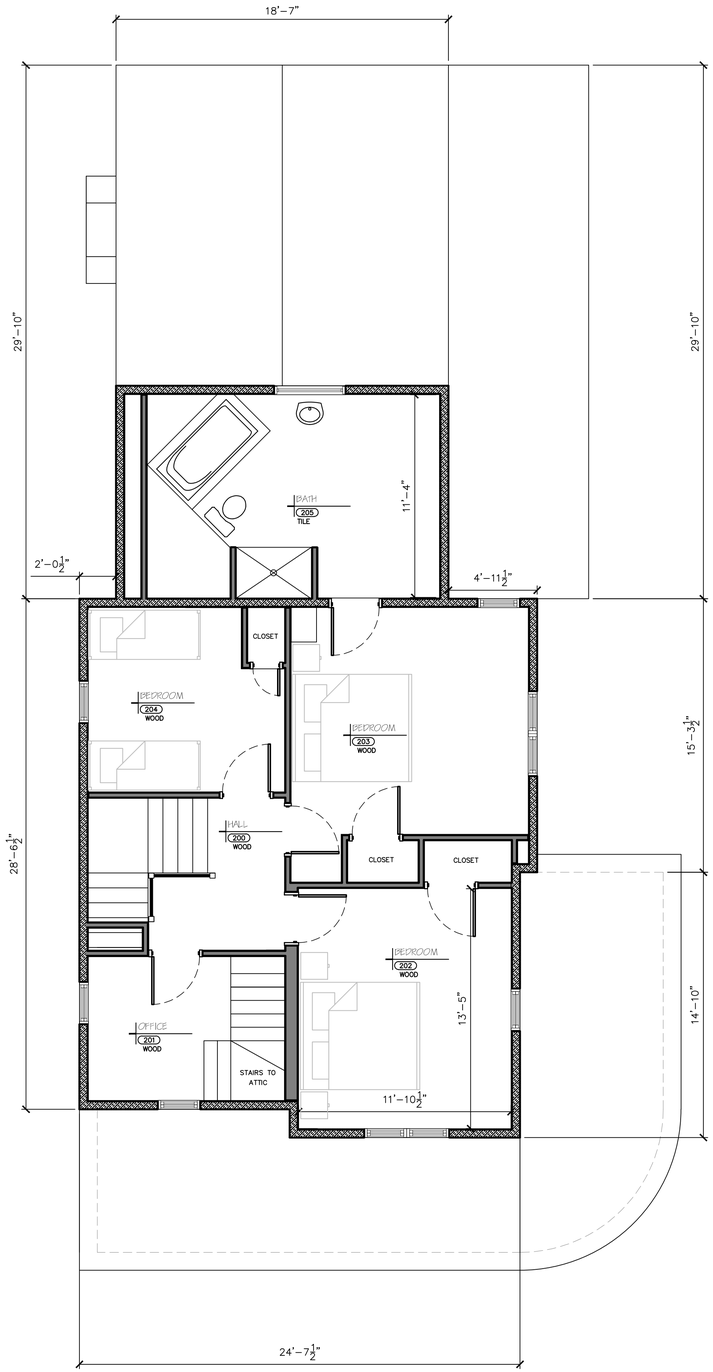
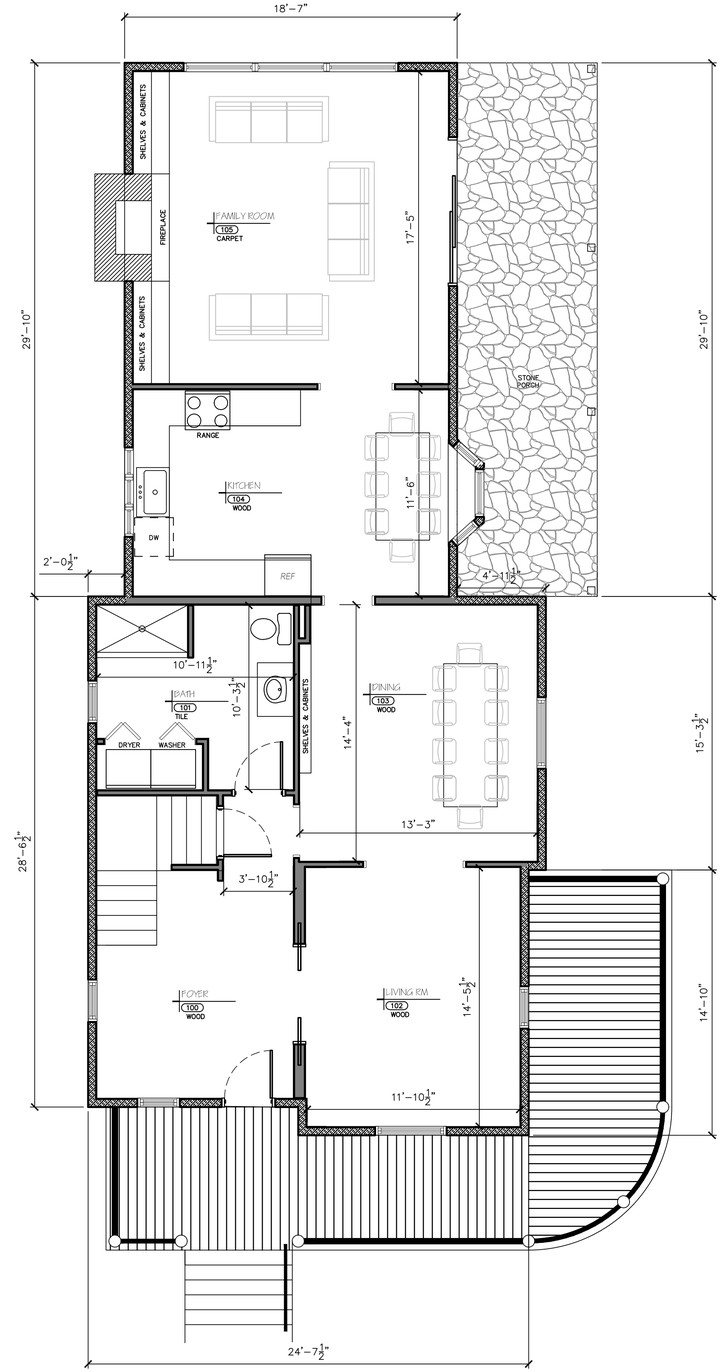
EXISTING
HOUSE
PHOTOS



EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
AREA=959 SF



EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
AREA=1,292 SF

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EXISTING FIRST FLOOR PLAN

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GENERAL NOTES:

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE NEW YORK STATE RESIDENTIAL CODE AND/OR ANY APPLICABLE COUNTY OR LOCAL JURISDICTION.

2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. OWNER/CONTRACTOR SHALL VERIFY WITH LOCAL BLDG. DEPT. WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

4. DESIGN LOADS:

ROOF (L.L.)	33 PSF
ROOF (L.L. + D.L.) (SHAKE/COMP)	40 PSF
ROOF (L.L. + D.L.)	48 PSF
FLOORS (L.L. + D.L.)	50 PSF
STAIRS (L.L. + D.L.)	100 PSF
GARAGE FLOOR (L.L.) (2,000# POINT)	50 PSF
DECKS (L.L. + D.L.)	50 PSF
BALCONIES (EXT.) (L.L. + D.L.)	70 PSF
ATTIC STORAGE (CLG JST) (L.L. + D.L.)	30 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL QUALIFIED PROFESSIONAL TO DETERMINE THE APPROPRIATE REVISIONS.)

5. THIS PLAN IS DESIGNED TO MEET 2010 NYS RESIDENTIAL ENERGY CODE UNDER PRESCRIPTIVE ENVELOPE REQUIREMENTS FOR RESIDENTIAL BLDGS. IN ADDITION TO PRESCRIPTIVE ENVELOPE REQUIREMENTS AN ADDITIONAL MEASURE MUST BE SELECTED. SEE ADDITIONAL MEASURE BELOW.

PRESCRIPTIVE ENVELOPE REQUIREMENTS

INSULATION:	ROOF (VAULTED CEILING)	R-49
	ROOF (FLAT CEILING)	R-38
	EXTERIOR WALLS	R-21
	UNDERFLOOR INSULATION	R-30
	WALLS BELOW GRADE	R-15
	SLAB EDGES @ HEATED AREAS	R-15
	FORCED AIR DUCT (AT UNHEATED AREA)	R-8
GLAZING/ DOORS	MAXIMUM WINDOW AREA	NO LIMIT
	WINDOW CLASS	U = .35
	ENTRY DOOR CLASS (MAX 28 SQ. FT.)	U = .54
	FULL LIGHT GLASS DOOR CLASS	U = .40
	OTHER DOORS (50% MAX GLAZING) (*)	U = .20
	SKYLIGHT CLASS (MAX. 2% OF HEATED SPACE)	U = .60

6. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E 84, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.

7. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.

8. ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.

9. SKYLIGHTS ARE ASSUMED TO BE PRE-MANUFACTURED UNIT SKYLIGHTS. UNIT SKYLIGHTS SHALL BE COMPLIANT WITH THE REQUIREMENTS OF O.R.S.C. SECTION N°1112.

10. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10' FT. (VERTICAL) OF GRADE.

11. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS, WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, TO BE TEMPERED GLAZING.

12. BASEMENTS AND EVERY SLEEPING ROOM TO HAVE MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20" IN. AND A SILL HGT. NOT MORE THAN 44" IN. ABOVE FIN. FLOOR.

13. SMOKE DETECTORS SHALL BE INSTALLED IN EA. SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON EACH STORY OF THE DWELLING. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

14. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE (N.E.C.) REQUIREMENTS.

15. INTERIOR & EXTERIOR STAIRS SHALL HAVE A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS & TREADS. INTERIOR STAIRS OF 6 STEPS OR MORE SHALL HAVE THE REQUIRED LIGHTING IN THE IMMEDIATE VICINITY OF THE TOP & BOTTOM OF THE STAIRS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF STAIR. EXTERIOR STAIRS LEADING FROM GRADE TO BASEMENT SHALL HAVE AN ARTIFICIAL LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF STAIRS. LIGHTING FOR INTERIOR STAIRS SHALL BE CONTROLLED FROM TOP & BOTTOM OF EA. STAIR.

16. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCES WITH AN OPEN FLAME.

17. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MIN. 80 cfm INTERMITTENT, ROOMS W/ BATHING OR SPA FACILITES SHALL BE CONTROLLED BY A DEHUMIDISTAT, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL. DRYER & RANGE HOODS ARE ALSO TO BE VENTED TO EXTERIOR

18. SPECIFIC MANUFACTURES AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICAILS PRIOR TO INSTALLATION/SUBSTITUTION.

FRAMING NOTES:

1. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE (2)2 X 10 HEADERS UNLESS OTHERWISE INDICATED.

2. ALL EXTERIOR WALLS TO BE BUILT OF 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2 X 4 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1 OR MORE ROOF/CEILING ASSEMBLIES SHALL BE 2 X 6 STUDS @ 16" O.C.

3. ALL METAL CONNECTORS TO BE "SIMPSON" OR EQUIVALENT. U.N.O. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210-2/U210-3 AS REQUIRED. USE OF 10d X 1-1/2" NAILS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS NOTED ON THE PLANS. SEE NAIL CONVERSION CHART FROM CURRENT SIMPSON CATALOG FOR OTHER NOTES AND RESTRICTIONS THAT MAY APPLY.

4. PROVIDE MIN DOUBLE JOISTS UNDER ALL BEARING WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS.

5. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CLG AREAS, AND INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS. RAFTER VENTILATION IS ALSO REQUIRED AT BLOCKING LOCATIONS ABOVE THE PLATE.

6. PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER NYS RESIDENTIAL CODE

7. HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.

8. UNLESS NOTED OTHERWISE, POST TO BEAM CONNECTIONS REQUIRE "SIMPSON" BC SERIES CAP/BASE (OR APPROVED EQUAL) CONNECTORS. EXTERIOR APPLICATIONS REQUIRE "SIMPSON" EPB SERIES BASES U.N.O. AND INTERIOR GARAGE POSTS REQUIRE "SIMPSON" CB SERIES BASES.

9. LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. SILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS	STUD GRADE S.P.F
D. STUDS OVER 10' HIGH	NO. 2 OR BETTER D/F
E. POST & BEAM DECKING	UTILITY GRADE D.F.
F. PLYWOOD SHEATHING	"C" CDX PLY, 32/16
G. GLU-LAM BEAMS (EXT. ADH @ EXT. CONDITIONS)	Fb-2400, DRY ADH.
H. PSL MATERIALS *	Fb = 2900 E = 2.0 Fv = 290
LVL MATERIALS **	Fb = 2600 E = 1.8 Fv = 285

* PSL INDICATES PARALLEL STRAND LUMBER
** LVL INDICATES LAMINATED VENEER LUMBER

I. METAL HANGERS & FASTENERS USED WITH P.T. LUMBER TO BE STAINLESS STEEL OR HOT DIPPED GALVINIZED.

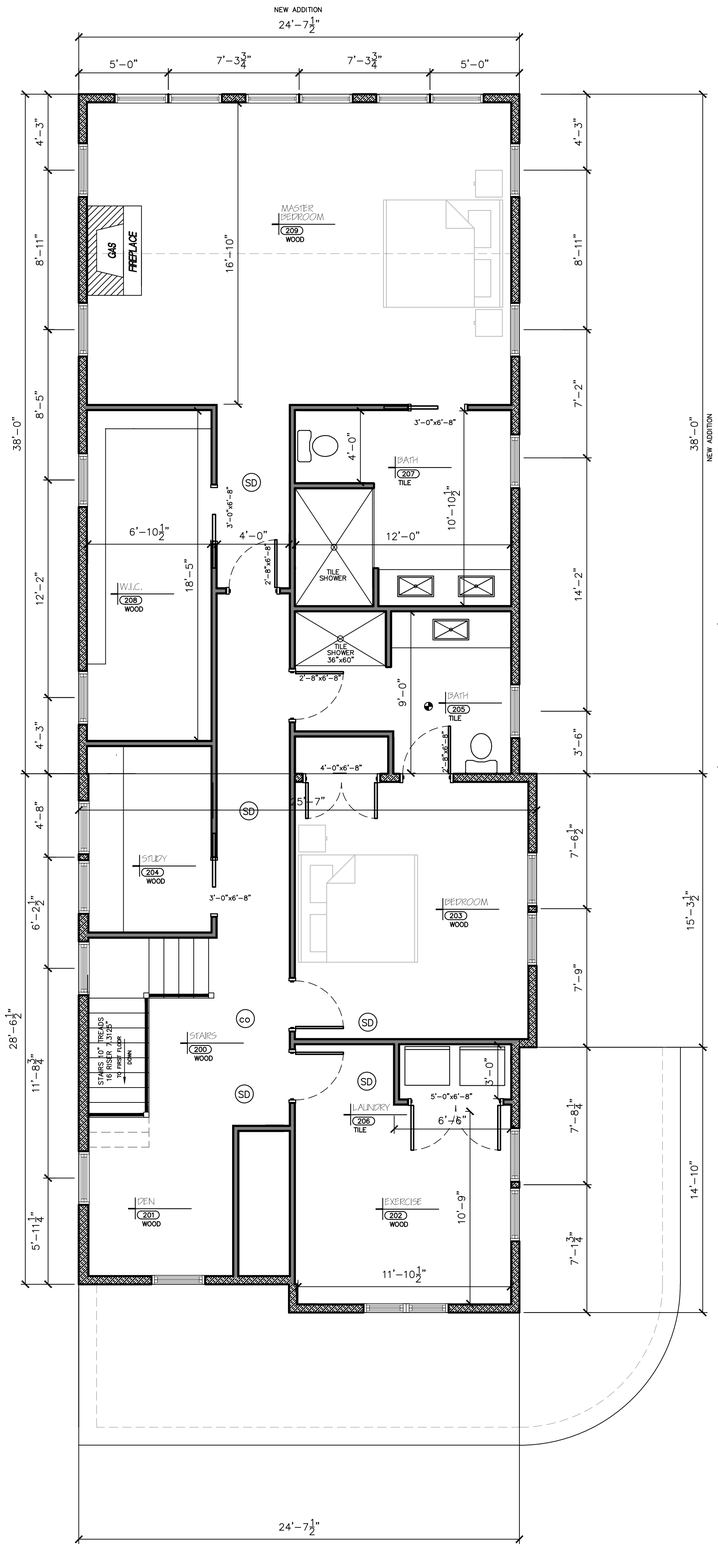
10. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	3-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16"o.c.	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d OR 2-16d	TOE NAIL
DOUBLE STUDS	10d @ 24"o.c.	FACE NAIL
DOUBLE TOP PL.	10d @ 24"o.c.	FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16"o.c.	EDGE NAIL
CLG. JST. TO PL.	3-8d	TOE NAIL
CLG. JST. LAP OVER PL.	3-10d	FACE NAIL
CLG. JST. TO RAFTER	3-10d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
COLLAR TIES (EA. END)	3-10d (U.N.O.)	FACE NAIL
BUILT-UP CORNER STUDS	10d @ 24"o.c.	FACE NAIL
PLYWOOD SUBFLOOR	6d @ 6" o.c.	EDGE NAIL
	6d @ 12" o.c.	FIELD NAIL
SOLID BLOCKING @ BEARING	3-8d	TOE NAIL
PLY WALL & ROOF SHEATHING	8d @ 6" o.c.	EDGE NAIL
	8d @ 12" o.c.	FIELD NAIL
STAPLED ROOF SHEATHING 16 ga. 7/16" CROWN 1" MIN.	3" o.c.	EDGE NAIL
	6" o.c.	FIELD NAIL
TOP PL. AT INTERSECTIONS	2-10d	FACE NAIL
MULTIPLE JOISTS (UP TO 3)	16d @ 157" o.c.	STAGGERED
MULTIPLE JOISTS (OVER 3)	1/2" BOLTS W/WASHERS STAGGERED @ 24" o.c.	
1/2" E SPACED SHEATHING	2-8d	FACE NAIL
RAFTERS TO HIPS, VALLEY	4-16d	TOE NAIL
OR RIDGES	3-16d	FACE NAIL
RAFTER LEDGERS	3-20d	EACH STUD

SPAN TABLES

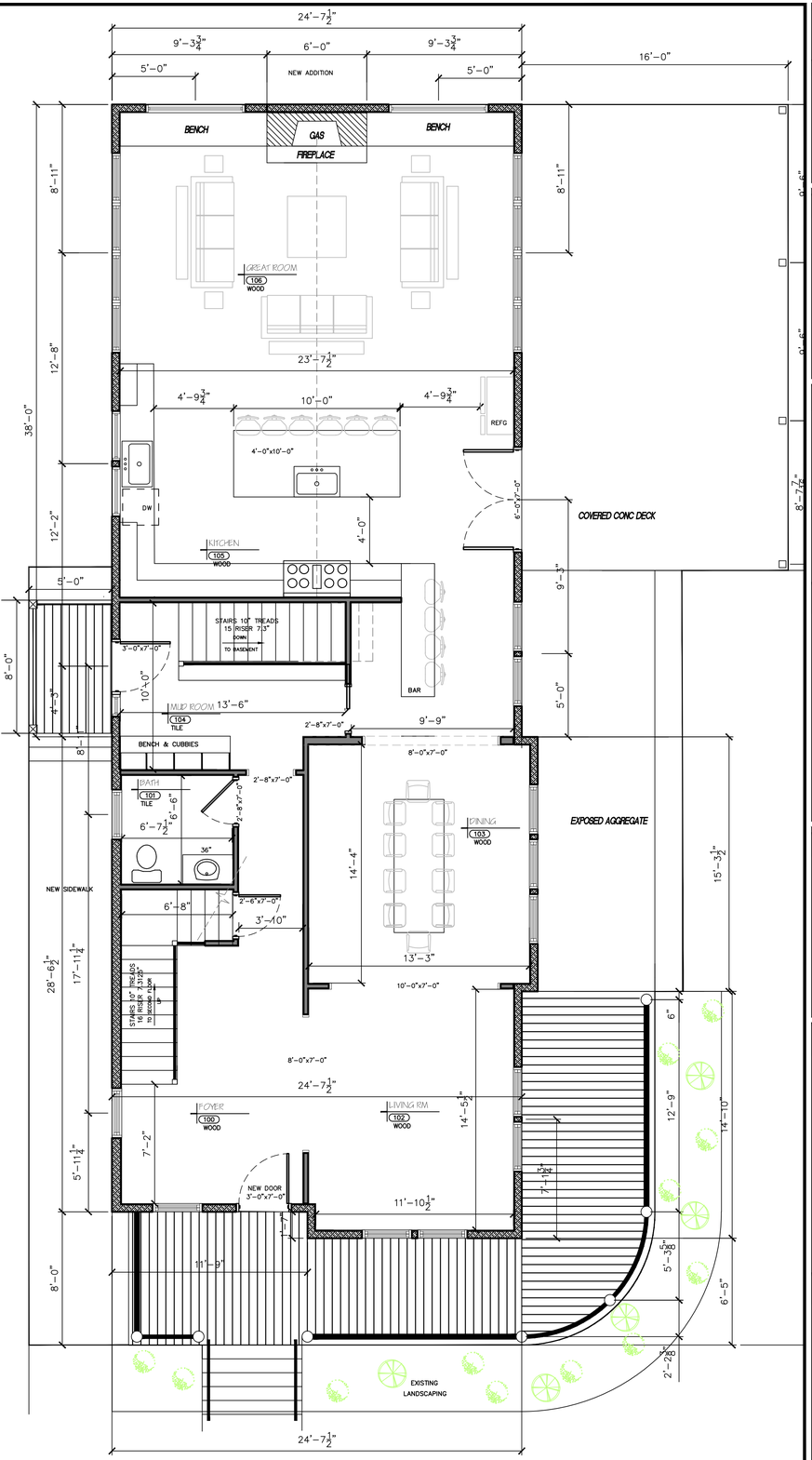
BASED ON WWPA, 4th EDITION (SIMPLE UNIFORM LOADING)

JOISTS (10# D.L.)		FLOOR (40# L.L.) (L/360 LL)	CEILING (20# L.L.) (L/240 LL)	RAFTERS (30# L.L.) (L/240 LL)		TILE (19# D.L.)	COMP./ SHAKE (10# D.L.)
NO. 2 D.F. MEMBER	SPAC'G O.C.	MAX. SPAN	MAX. SPAN	DF. #2 MBR	SPAC'G O.C.	MAX. SPAN	MAX. SPAN
2 X 6	12"	10'-9"	14'-10"	2 X 6	12"	11'-7"	13'-5"
	16"	9'-9"	12'-10"		16"	10'-0"	11'-11"
	24"	8'-1"	10'-5"		24"	8'-2"	9'-8"
2 X 8	12"	14'-2"	18'-8"	2 X 8	12"	14'-7"	17'-2"
	16"	12'-7"	16'-2"		16"	12'-7"	15'-0"
	24"	10'-3"	13'-2"		24"	10'-2"	12'-3"
2 X 10	12"	17'-9"	22-11"	2 X 10	12"	17'-11"	21'-2"
	16"	15'-5"	19'-10"		16"	15'-6"	18'-5"
	24"	12'-7"	16'-2"		24"	12'-8"	15'-0"
2 X 12	12"	20'-7"	26'-7"	2 X 12	12"	20'-9"	24'-8"
	16"	17'-10"	23'-0"		16"	18'-0"	21'-4"
	24"	14'-7"	18'-10"		24"	14'-8"	17'-5"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
AREA=1,649 SF



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
AREA=1,649 SF

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PROPOSED FLOOR PLANS

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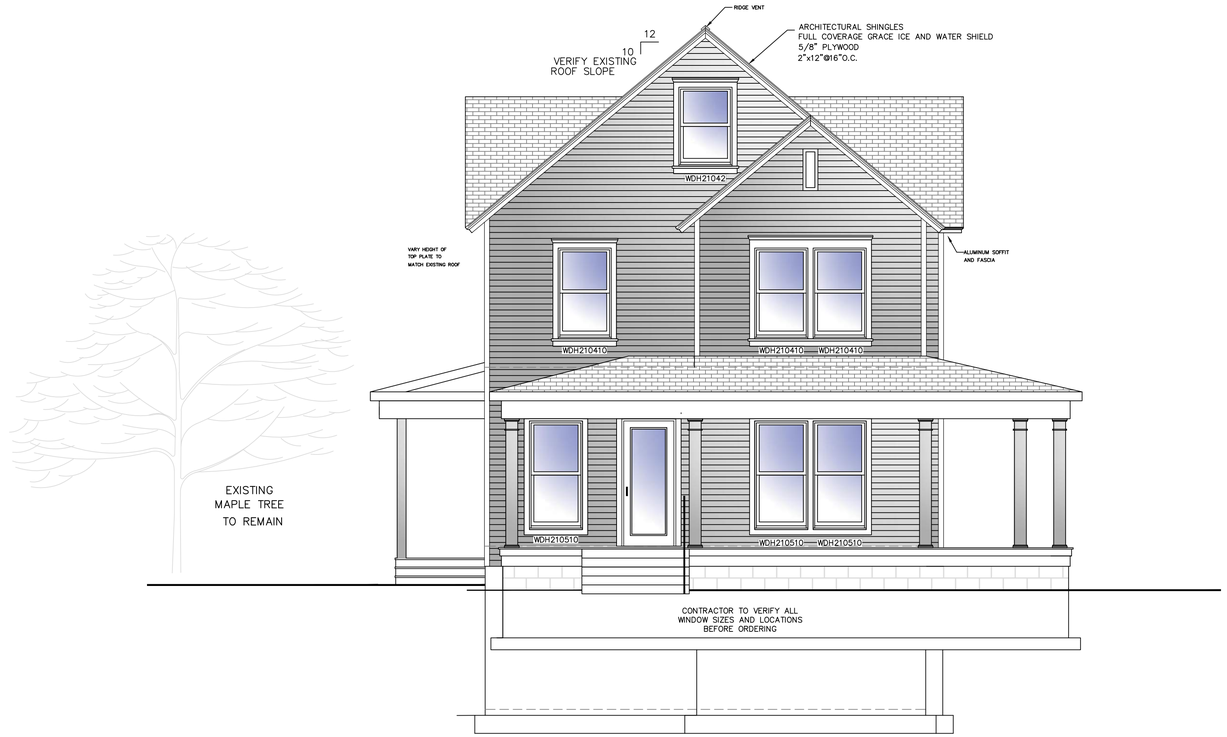
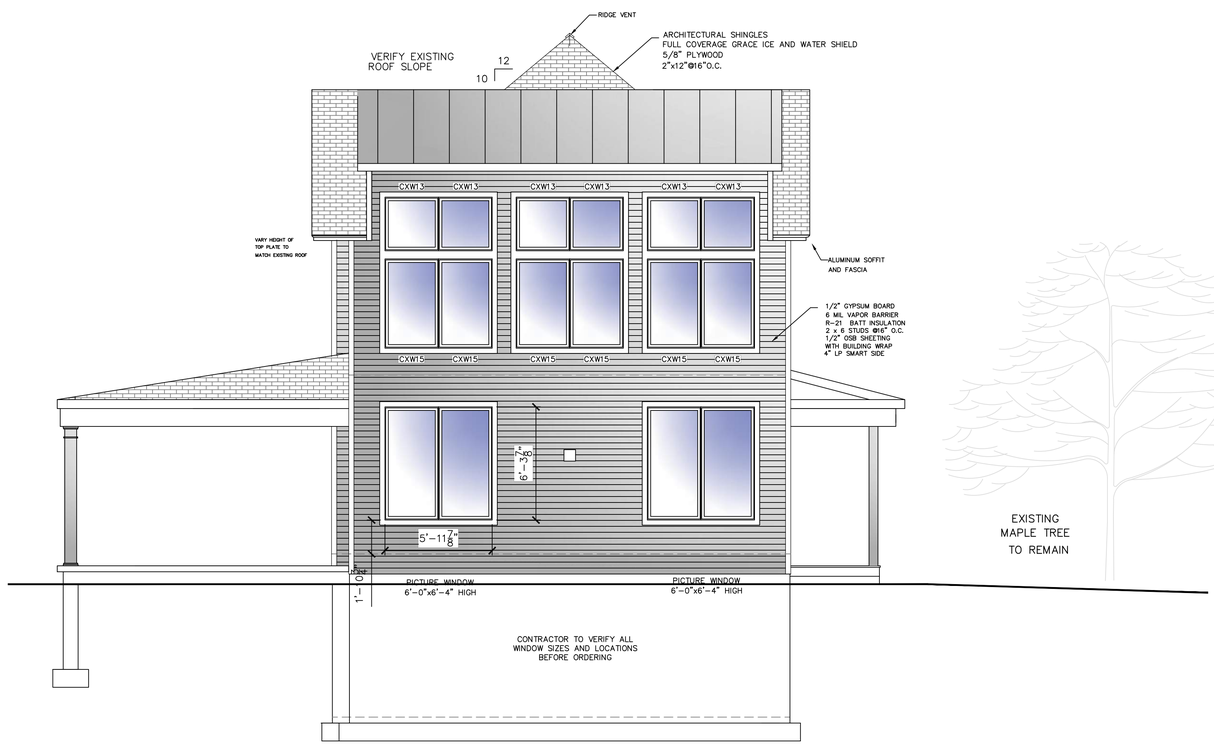


FRONT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

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RESIDENTIAL DESIGN
FOR

KELLY RESIDENCE

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REVISION DATE:	DRAWN BY:
DATE: *11-30-2022*	REVIEWED BY:

DRAWING NO: *A201*

RIGHT ELEVATION

SCALE: 1/4"=1'-0"

LEFT ELEVATION

SCALE: 1/4"=1'-0"

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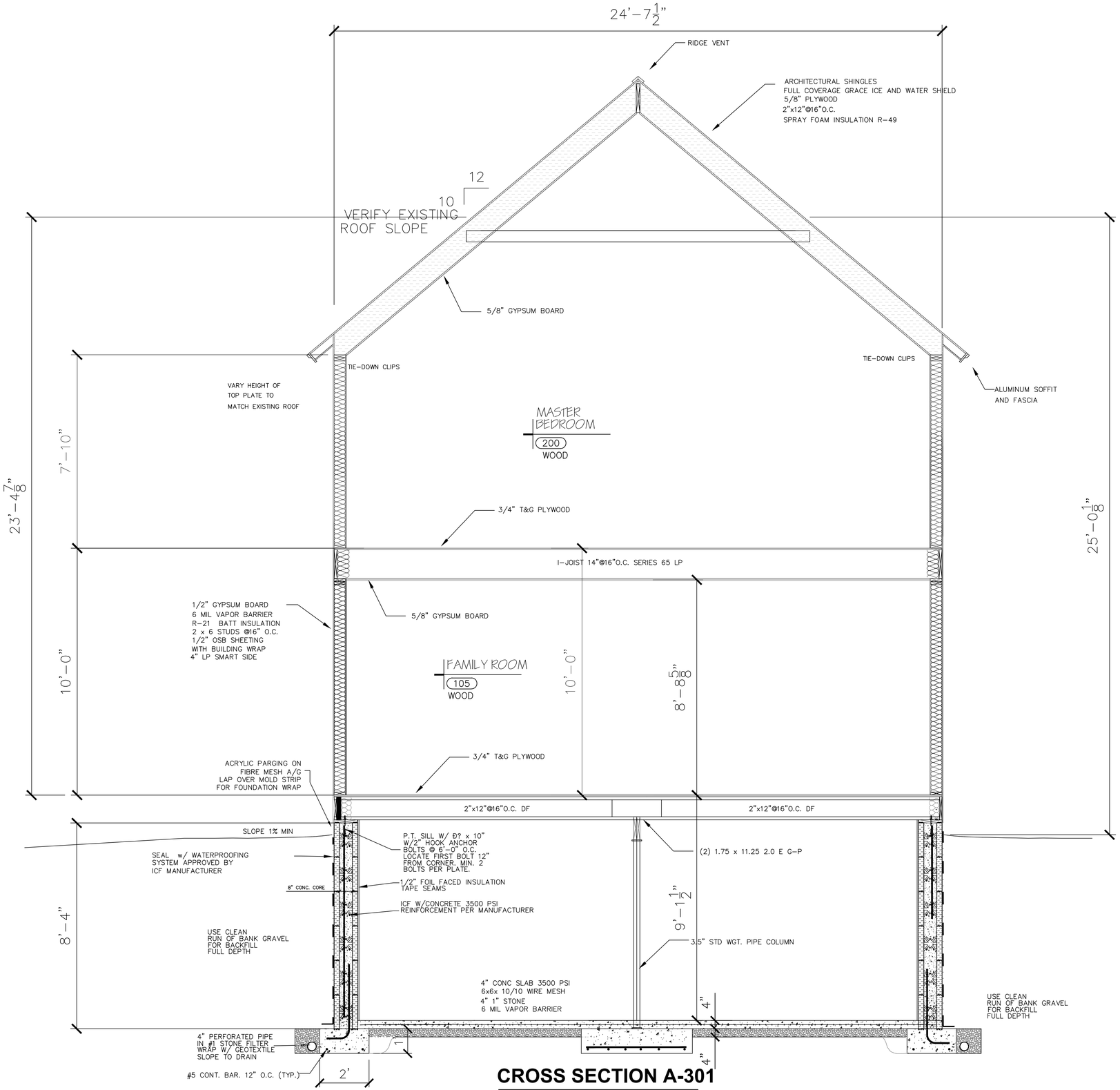
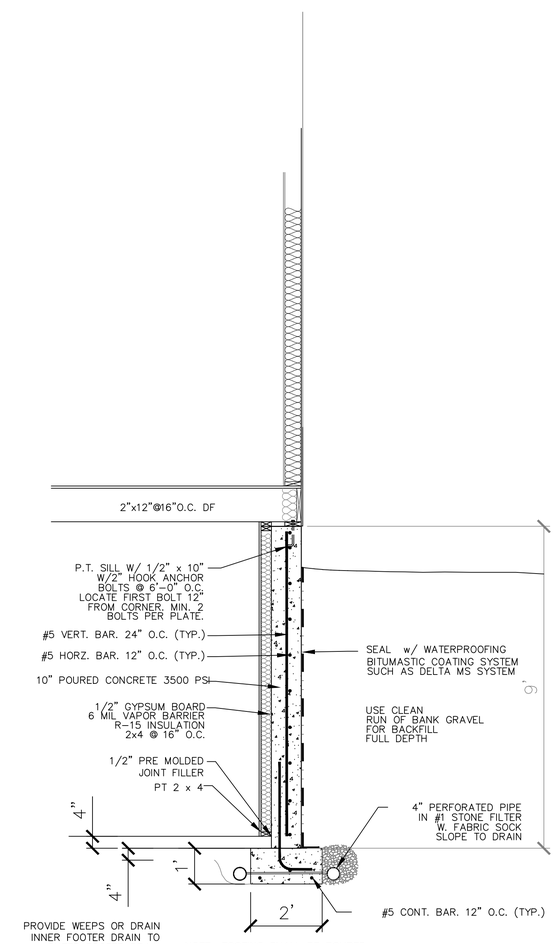


CROSS SECTION A-301

SCALE: 1/2"=1'-0"



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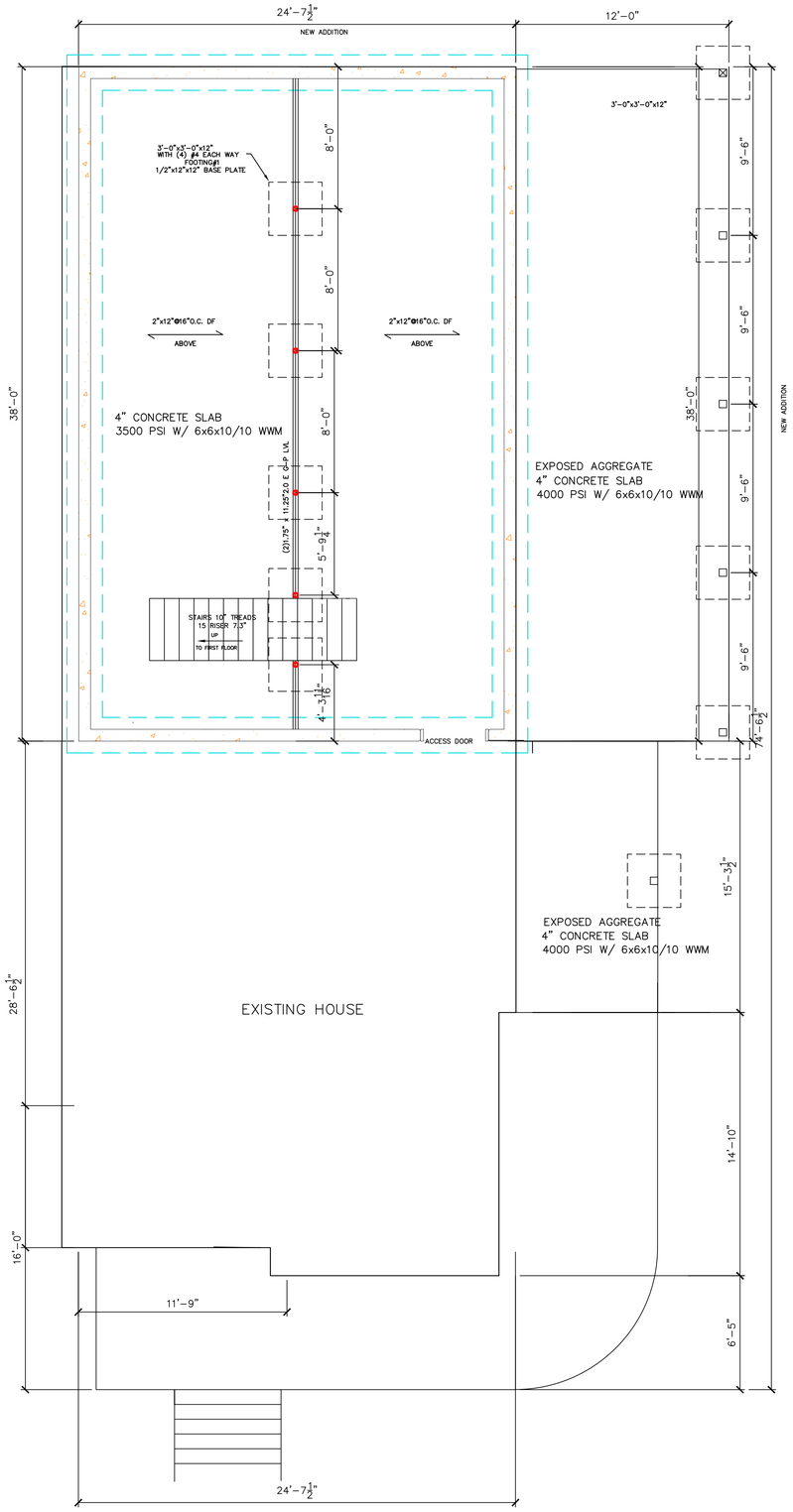
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE:	DRAWN BY:
DATE: 11-30-2022	REVIEWED BY:

DRAWING NO: A301



PROPOSED FOUNDATION PLAN

SCALE: 1/4"=1'-0"

FOUNDATION NOTES:

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

3. MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.

4. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95%.

5. CONCRETE: – MIX AND 28 DAY STRENGTH OF CONCRETE.

– BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER:	3,500 PSI
– BASEMENT & INTERIOR SLABS ON GRADE:	3,000 PSI
– BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER:, AND GARAGE SLABS	4,000 PSI
– PORCHES, STEPS, & CARPORT SLABS EXPOSED TO WEATHER:	4,000 PSI

MORTAR & GROUT TO BE MIXED PER MFR. REQUIREMENTS.

6. GARAGE FLOORS TO SLOPE 1/8"/FT MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 10' FT. (MAX.) INTERVALS EA. WAY.

7. CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

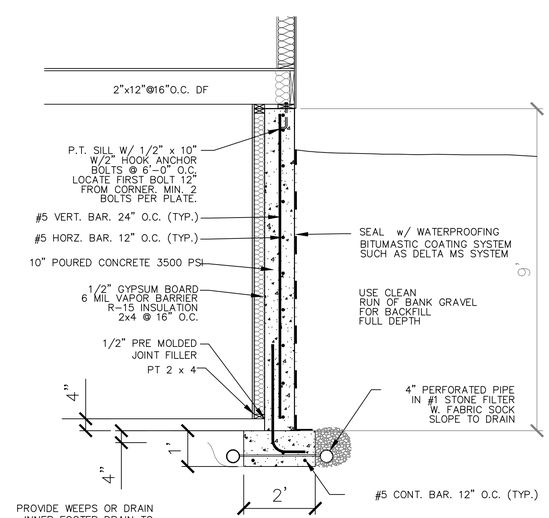
8. REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.

9. COVER ENTIRE CRAWL SPACE WITH 6 MIL POLYETHYLENE FILM AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL.

10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED

11. BEAM POCKETS IN CONCRETE TO HAVE 1/2" IN. AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 4" IN.

12. WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDING A 4" IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).



A / S101 SECTION
SCALE: 1/2" = 1'-0"

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PROPOSED FOUNDATION PLAN

DOCUMENT STATUS

DATE: 11-30-2022

- ☐ *NOT FOR CONSTRUCTION*
- ☐ *PROGRESS SET*
- ☐ *PRELIMINARY*
- ■ *FINAL*

ISSUED BY: ABT

RESIDENTIAL DESIGN FOR

KELLY RESIDENCE

79 ELIZABETH STREET
ELLICOTTVILLE, NEW YORK 14731

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